



# FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701

APPROVED: \_\_\_\_\_

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## REVISED AGENDA

### Wednesday, February 15, 2006

ITEM	TIME	ACTION REQUESTED
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### NOTICES AND REMINDERS

PLEASE TURN OFF ALL CELL PHONES, PAGERS, AND OTHER ELECTRONIC DEVICES DURING PLANNING COMMISSION MEETINGS. IF YOU MUST ATTEND TO BUSINESS OR ENGAGE IN A PRIVATE CONVERSATION, PLEASE EXIT THE HEARING ROOM SO AS NOT TO DISRUPT ANY PRESENTATION OR SPEAKERS.

APPLICANTS, APPLICANTS' REPRESENTATIVES AND CITIZENS: PLEASE BE PREPARED TO SPEAK WITHIN THE TIME ALLOTTED BY THE PLANNING COMMISSION FOR THE AGENDA ITEM WHICH YOU WILL BE TESTIFYING ON. WHEN CALLED UPON, ALL SPEAKERS WILL BE ASKED TO ADDRESS THE PLANNING COMMISSION FROM THE PODIUM.

ANYONE PRESENTING MATERIAL (PHOTOGRAPHS, LETTERS, GRAPHS, CHARTS, ETC.) TO THE PLANNING COMMISSION AT A MEETING SHOULD PROVIDE A MINIMUM OF TEN (10) COPIES FOR DISTRIBUTION TO THE MEMBERS AND STAFF.

AGENDA ITEMS WILL BE REVIEWED IN SUCCESSION, AND IT IS THE RESPONSIBILITY OF THE APPLICANT AND OTHER PERSONS OF RECORD TO BE PREPARED TO DISCUSS THEIR AGENDA ITEM DURING THE RESPECTIVE SESSION.

ANY CORRESPONDENCE TO THE PLANNING COMMISSION CAN BE SENT TO

[PlanningandZoning@fredco-md.net](mailto:PlanningandZoning@fredco-md.net)

### NOTICES AND REMINDERS

#### Planning Commission Meetings/ Workshops

- Wednesday, February 8th, 2006, Meeting @ 9:30 A.M.
- Wednesday, February 15<sup>th</sup> 2006 Meeting @ 2:00 P.M.
- Wednesday, February 15<sup>th</sup> 2006 Public Hearing @ 7:00 P.M.
- Wednesday, February 22<sup>nd</sup> 2006 Public Hearing @ 7:00 P.M.

#### Board of Appeals

- Thursday, February 23<sup>rd</sup>, 2006, Meeting @ 7:00 P.M.

#### Council of Governments

- Friday, January 30<sup>th</sup>, 2006 @ 12:00 P.M.

*Contact The Division of Permitting and Development Review at 301-694-1134 for preliminary/final plats, and site plan agenda items*

*- or -*

*The Division of Planning at 301-694-1138 for re-zonings, ag-preservation, workshops, and public hearing agenda items*

THE COMMISSION GENERALLY BREAKS FOR LUNCH AT 12:30 P.M. FOR MORNING/AFTERNOON SESSIONS AND FOR DINNER AT 5:30 P.M. FOR AFTERNOON/EVENING SESSIONS. HOWEVER, DEPENDING ON THE REMAINING AGENDA ITEMS SCHEDULED, THEY MAY MAKE A DETERMINATION TO CONTINUE HEARING ITEMS PRIOR TO TAKING A BREAK.



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### Wednesday, February 15, 2006

ITEM	TIME	ACTION REQUESTED
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### Afternoon Session 2:00 p.m.

- |    |   |   |
|----|---|---|
| 1. | <u>CAPITAL IMPROVEMENTS PLAN PUBLIC HEARING</u>   | FINDING OF CONSISTENCY<br>(WITH THE COMPREHENSIVE PLAN) |
|    | Public Hearing on Staff Recommended Fiscal Years 2007-2012<br>Capital Improvements Program.   |   |
|    | <ul style="list-style-type: none"> <li>A. General Government</li> <li>B. Division of Utilities and Solid Waste</li> <li>C. Division of Public Works               <ul style="list-style-type: none"> <li>- Parks &amp; Recreation</li> <li>- Development Review</li> <li>- Highways &amp; Transportation</li> </ul> </li> <li>D. Frederick Community College</li> <li>E. Municipalities</li> <li>F. Board of Education</li> </ul> |   |
| 2. | <u>MONROVIA TOWN CENTER PUD -- R-05-06</u>  | RECOMMENDATION  |
|    | <i>75-80 Properties, L.L.C., et al.</i> , -- requesting 408.91 acres of land be re-zoned from Agriculture (A), R-1 (Low Density Residential), and R-3 (Low Density Residential) to Planned Unit Development (PUD). Continuation of workshop discussion. (Denis Superczynski)  |   |
| 3. | <u>WALKERSVILLE REGION PLAN UPDATE</u>  | INFORMATIONAL   |
|    | Review of a Public Hearing Draft Plan. (Jim Gugel)  |   |

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**Wednesday, February 15, 2006**

ITEM	TIME	ACTION REQUESTED
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**Evening Session  
7:00 p.m.**

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|----|--|----------------|
| 1. | <u>GRIFFIN REZONING (R-05-09) – Public Hearing</u>   | RECOMMENDATION |
|    | Request rezoning of 197.0293 acres from the Agricultural zoning district to the Planned Unit Development (PUD) zoning district, located on the east side of Maryland RT 351 (Ballenger Creek Pike), 550 feet south of Corporate Drive, and north of Ballenger Creek. (Carole Larsen) |                |
| 2. | <u>APFO TEXT AMENDMENT – (AT-06-01) – Public Hearing</u>   | RECOMMENDATION |
|    | Request by Land Stewards LLC to amend the Adequate Public Facilities Ordinance (APFO) to allow for a developer option of school mitigation for Large PUD's (greater than 3,000 units) and having PUD approval prior to December 1, 1991. (Eric Soter/Kathy Mitchell)                 |                |

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